

**LOCATION:** 32 Church Lane, London, N2 8DT

**REFERENCE:** F/01203/12

**Received:** 26 March 2012

**Accepted:** 04 April 2012

**WARD(S):** East Finchley

**Expiry:** 30 May 2012

**Final Revisions:**

**APPLICANT:** Mr Davis

**PROPOSAL:** Demolition of the existing roof and proposing a new roof extension to form one bedroom with en-suite shower room and a play room with WC and 3 no. of dormer windows to the rear elevation and 3 no. of roof lights to the front elevation.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: L 5214/FP Rev: 0, L 5214/E-S Rev: 0, OS Map, Proposed First Floor Plan, Proposed Second Floor Plan, Proposed Section A-A, Section B-B, Proposed Front Elevation, Proposed Rear Elevation, Proposed Roof Plan and Block Plan and Design Access and Sustainability Statement.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4. Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason:

To safeguard the character and appearance of the Conservation Area.

**INFORMATIVE(S):**

The reasons for this grant of planning permission or other planning related decision are as follows: -

- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary

Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, HC15 and H27.

Core Strategy (Examination in Public version) 2012: Relevant policies: CS NPPF, CS1, CS5

Development Management Policies (Examination in Public version)2012: Relevant Policies: DM01, DM2,

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

### The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

### Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, HC15 and H27.

### Design Guidance Note No 5 – Extensions to Houses

The Council Guide ‘Extension to Houses’ was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The council is committed to protecting, and where possible enhancing the character of the borough’s residential areas and retaining an attractive street scene.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

### Core Strategy (Examination in Public version) 2012

Barnet’s emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy sets the vision, core objectives and strategic policies for Barnet. Barnet’s Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01, DM02.

Relevant Planning History:

**Application:** Planning  
**Validated:** 04/04/2012  
**Status:** PDE  
**Summary:** APC  
**Description:** Demolition of the existing roof and proposing a new roof extension to form one bedroom with en-suite shower room and a play room with WC and 3 no. of dormer windows to the rear elevation and 3 no. of roof lights to the front elevation.

**Number:** F/01203/12  
**Type:** APF  
**Date:**  
**Case Officer:** David Campbell

**Application:** Planning  
**Validated:** 29/11/2011  
**Status:** WDN  
**Summary:** WIT  
**Description:** Retention of mixed use of ground floor unit as Office (Class B1) and Distribution (Class B8).

**Number:** F/04736/11  
**Type:** 191  
**Date:** 05/04/2012  
**Case Officer:** Junior C. Moka

**Site Address:** 32 Church Lane N2  
**Application Number:** C05267  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 26/02/1975  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Alterations and extensions to form retail shop.**  
**Case Officer:**

**Site Address:** 32 CHURCH LANE LONDON N2  
**Application Number:** C05267A  
**Application Type:**  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:**  
**Case Officer:**

**Site Address:** 32 Church Lane, London, N2 8DT  
**Application Number:** F/01203/12  
**Application Type:** Full Application  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Demolition of the existing roof and proposing a new roof extension to form one bedroom with en-suite shower room and a play room with WC and 3 no. of dormer windows to the rear elevation and 3 no. of roof lights to the front elevation.**  
**Case Officer:** David Campbell

## Consultations and Views Expressed:

Neighbours Consulted: 16                      Replies:  
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- Loss of light.
- Enclosing neighbouring properties
- Overlooking/ Loss of privacy
- Loss of amenity to neighbours
- Out of character
- Overbearing
- The extensions are too bulky
- Party wall issues
- Ruin the appearance of the house/ Loss of symmetry.
- Disruption to neighbours during building works.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The property is a single family end of terrace house in the East Finchley ward. The site does not fall within a conservation area.

### Proposal:

The application seeks consent for the demolition of the existing roof and proposing a new roof extension to form one bedroom with en-suite shower room and a play room with WC and 3 no. of dormer windows to the rear elevation and 3 rooflights to the front elevation.

### Planning Considerations:

The main considerations are the impacts on the property, the surrounding area and on any neighbouring properties.

The main issue in this case are considered to be covered under two main areas:

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers. It is not considered that the application will lead to loss of light or appear overbearing from neighbouring occupiers as the roof is not getting any higher than the existing

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses. The surrounding area contains many different examples of roof, including those which are gabled and as such the application is considered to be acceptable.

Design Guidance (Note No. 5 – Extensions to Houses) sets out that additional, usable space can sometimes be created by converting roof space, providing this is carried out sympathetically. This often involves the formation of dormer windows or the insertion of roof lights. Many houses in the borough have roofs that are too small for conversion, or in some cases, dormer windows or roof lights may be out of keeping with the character of the area. On dormers the guidance states that “dormer windows should be subordinate features in the roof and should not occupy more than half width or depth of the roof slope. It is considered that this has been achieved at the application site.

It is considered that the new gable ends are acceptable given the variety of different roofs in the area and the fact that the balance and symmetry of the house will be maintained. The front roof slope will be maintained and as such will preserve the character of the locally listed building, whilst the mansard to the rear will remain largely unnoticed but will still provide a suitable level of additional space. The dormer windows at the rear are considered to be acceptable and have also been reduced in size since the application was first submitted.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

The grounds of objection have been addressed below:

- It is not considered that the application will lead to loss of light, overlooking or loss of privacy.
- It is not considered that the application will enclose neighbouring properties or cause loss of amenity.
- Due to the variety of different roof forms in the area, it is not considered that the design would be out of character, over bearing or too bulky.
- Party wall issues are not planning consideration.
- It is not considered that the application ruin the appearance of the house or cause loss of symmetry.
- Disruption to neighbours during building works is not a planning consideration.

### **4. EQUALITIES AND DIVERSITY ISSUES**

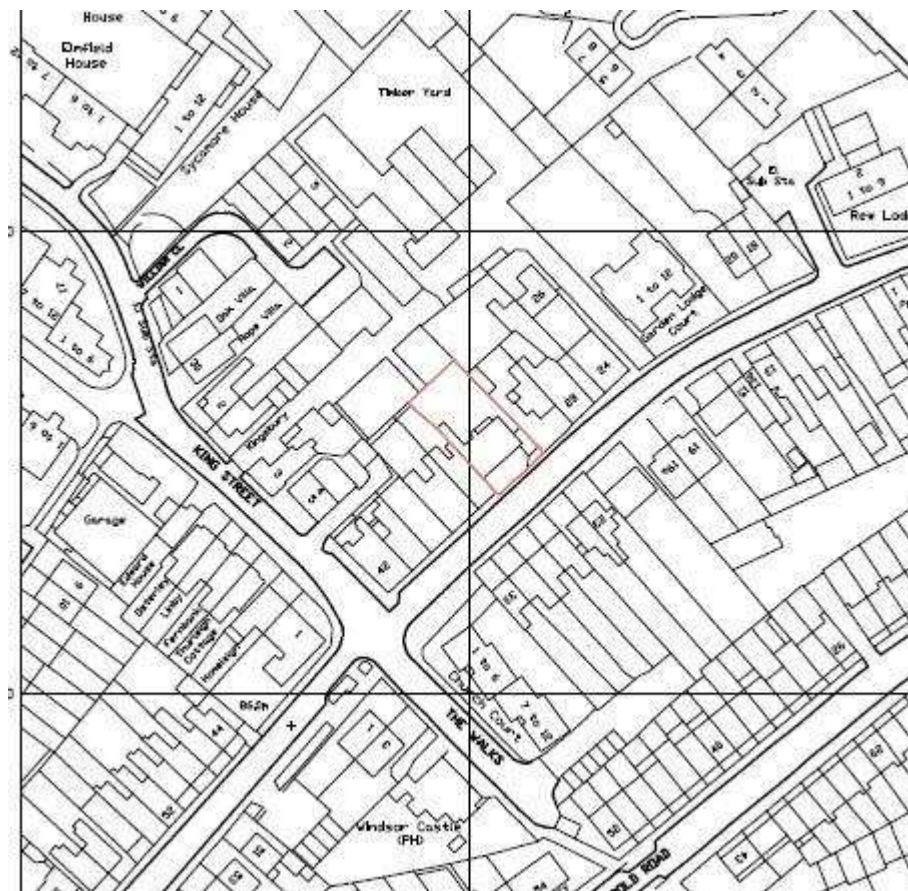
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for **APPROVAL**.

**SITE LOCATION PLAN: 32 Church Lane, London, N2 8DT**

**REFERENCE: F/01203/12**



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number LA100017674.